



**Limetree Quadrant**  
Viewpark, Uddingston, G71 5HF

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Limetree Quadrant  
Uddingston  
G71 5HF

Semi

2 Bedrooms  
1 Reception  
1 Bathroom



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## KEY FEATURES

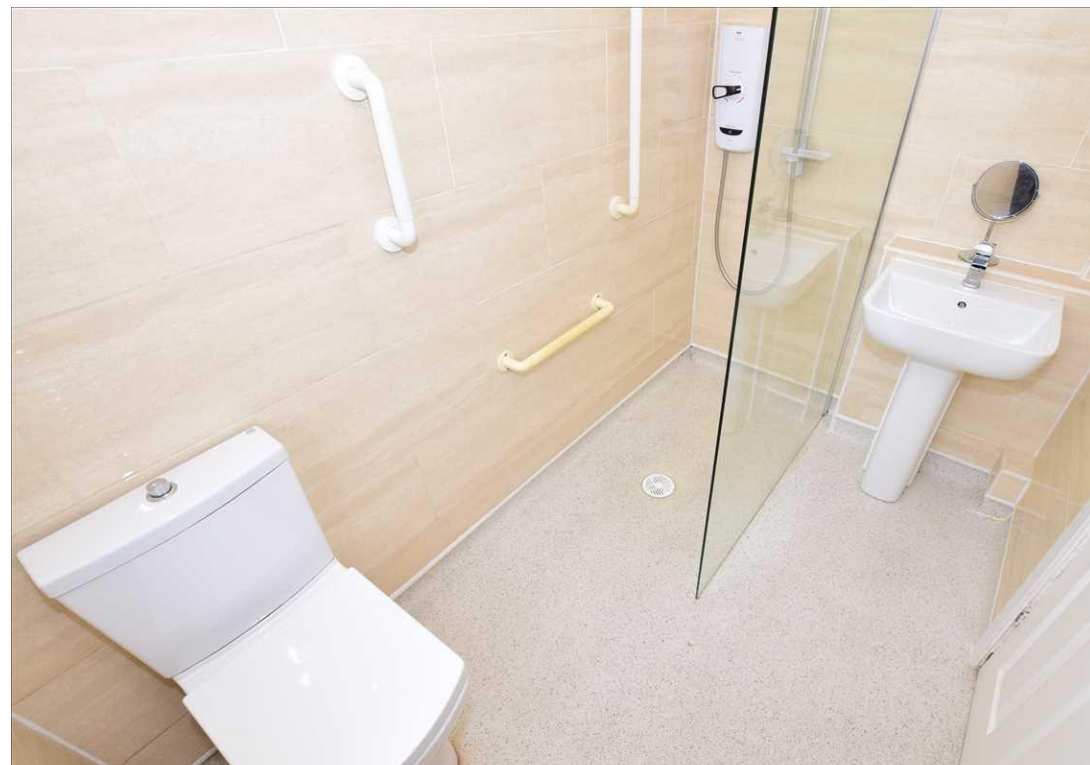
- Well presented semi-detached home in popular location
- Full length lounge with open plan dining area, bay window, and double glass doors leading to the rear garden
- Modern kitchen with oak coloured wall and floor units, tiled splashback, and flooring
- Tiled shower room
- Both bedrooms are doubles with storage
- Low maintenance, enclosed gardens to front and rear with a decked patio area
- 2/3 car driveway and Summer House
- Close to schools and local amenities at Tannochside and Uddingston
- Handy for transport links - close to Uddingston and Bellshill train stations. Easy access to M74, M8 and M73 motorways
- COUNCIL TAX BAND: A - EPC RATING: D



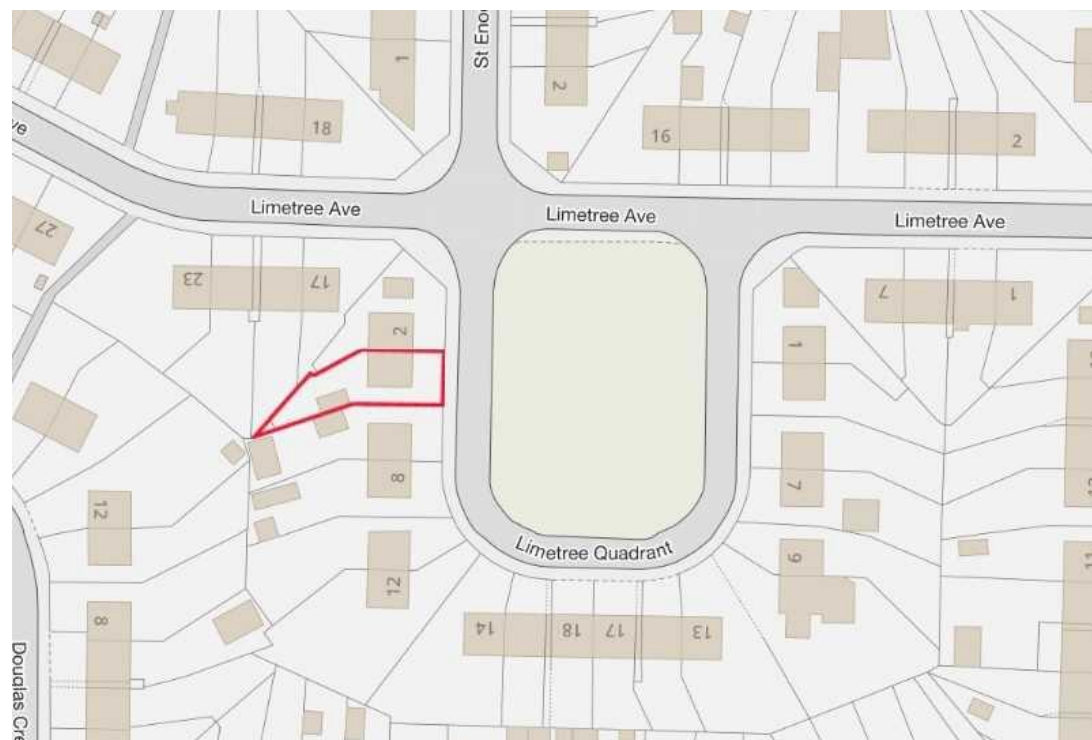
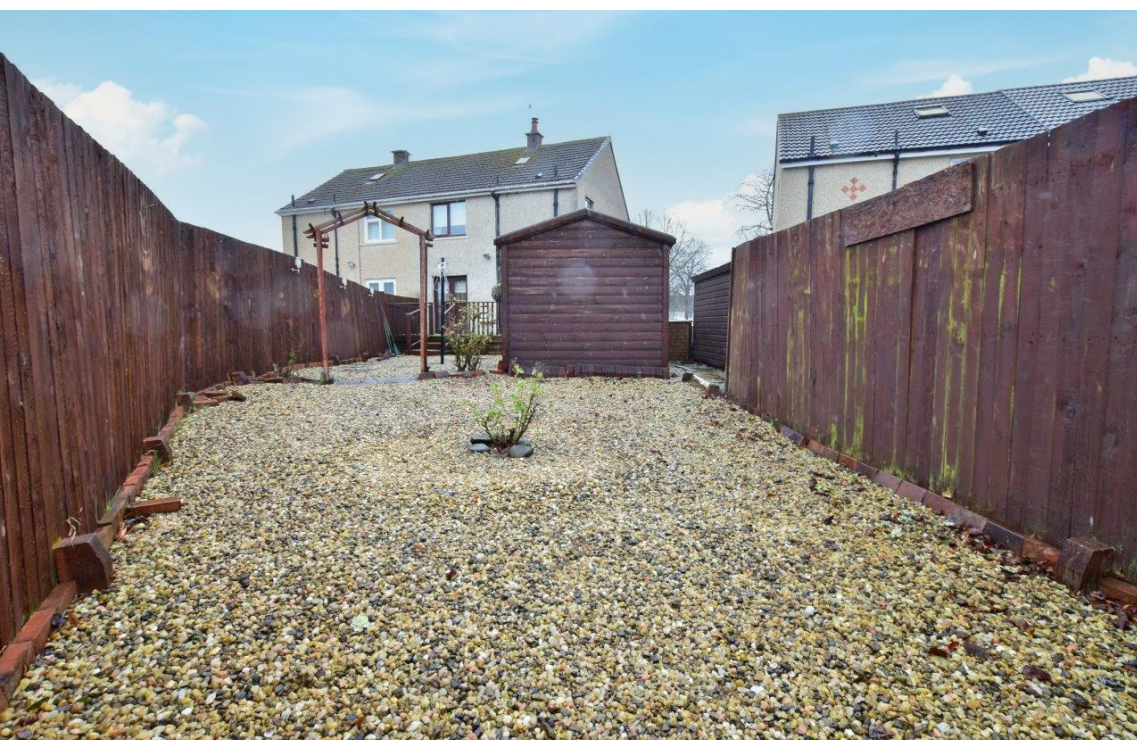
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## Limetree Quadrant, Viewpark, Uddingston, G71 5HF

Move On are delighted to present to the market this charming 2 bedroom semi-detached home in Uddingston - Limetree Quadrant.

The accommodation features: A bright, full length lounge and open plan dining area, with a feature fireplace, front facing bay window, and patio doors leading to the rear garden; modern kitchen with oak coloured wall an floor units, integrated fridge freezer, tiled splashback and flooring; 2 double bedrooms on the first floor with storage; and a tiled shower room with a chrome towel rail. There is gas central heating and double glazing.

Externally there is a 2-3 car driveway to the side, a low maintenance garden to the front, and a fully enclosed rear garden with a decked patio, cloths drying area and a summer house.

Limetree Quadrant is located in the Viewpark area of Uddingston, in a popular and convenient location close to schools and local amenities at Tannochside, Birkenshaw and Uddingston Main Street. There is good public transport links with both Uddingston and Bellshill train station nearby, and with easy access to the M74, M8 and M73 motorways as well as the East Kilbride Expressway. Nearby towns include Bellshill, Hamilton, Bothwell, Uddingston and Coatbridge.

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## ROOM MEASUREMENTS

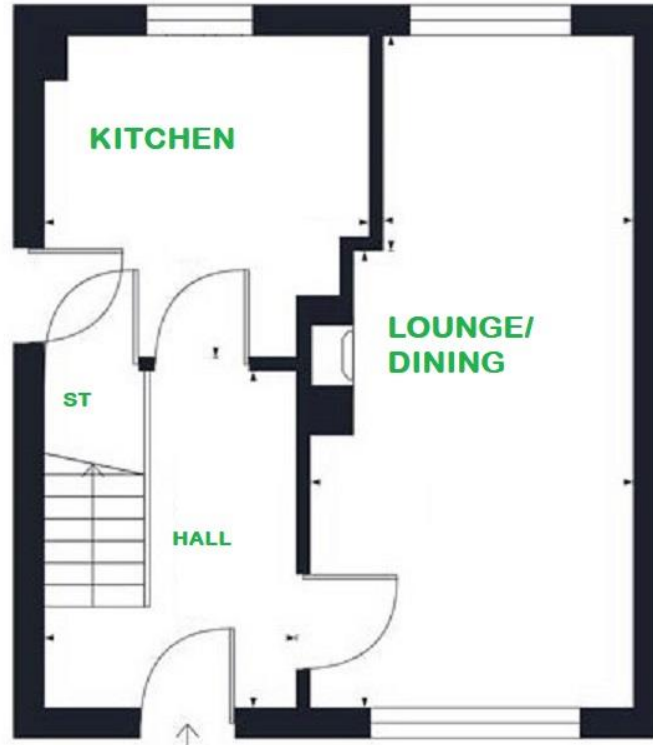
Lounge: 6.50m (21' 4") x 3.20m (10' 6")

Kitchen: 3.16m (10' 4") x 3.00m (9' 10")

Bedroom 1: 4.74m (15' 7") x 3.17m (10' 5")

Bedroom 2: 4.06m (13' 4") x 2.95m (9' 8")

Shower Room: 2.43m (8' 0") x 1.64m (5' 5")



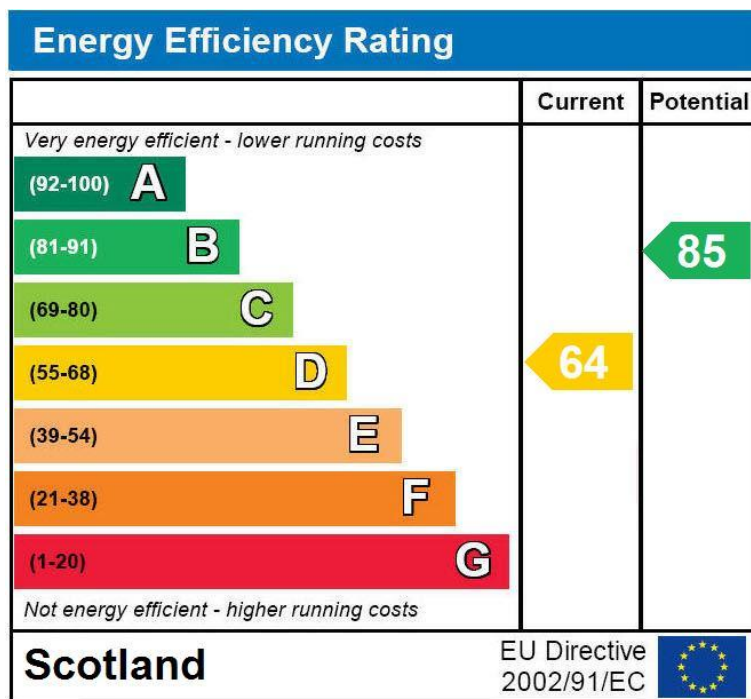
GROUND FLOOR



FIRST FLOOR

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the appliances/services have been tested by ourselves. We recommend that purchasers arrange for a qualified person to check all appliances/services before legal commitment.



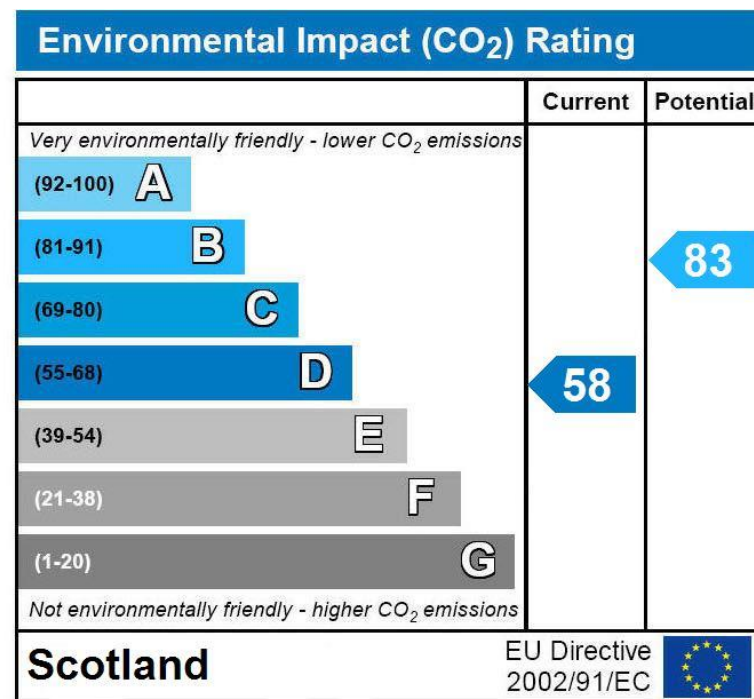


### Energy Efficiency Rating

This graph shows the current efficiency of the property, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

The current rating is **band D (64)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



### Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of the home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

The current rating is **band D (58)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within the Energy Performance certificate recommendations report.



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